

TOWN OF WESTON, CONNECTICUT  
ZONING BOARD OF APPEALS SPECIAL HEARING  
September 29, 2015

MINUTES

Present: Board Members: Chairman MacLeod Snaith, Vice-Chairman Richard Wolf and  
Alternates: John Moran and Donald Scarborough  
Tracy Kulikowski, Land Use Director

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Mr. Snaith opened the public hearing at 7:30 p.m. The Board Secretary read the agenda into the record. Mr. Snaith explained the procedure and noted that because there are only four Board Members present they would need a unanimous vote for approval. He gave them the option of continuing the discussion to the next meeting. The applicants stated they would like to proceed.

11 LAUREL RIDGE LANE, owners, NIKOLL DUSHKU and COLLEEN KELLY, Map 10, Block 2, Lot 9, Variance to Sections 321.6 and 374 of the Zoning Regulations to construct an open porch, second-story addition and a two-car garage onto an existing nonconforming house to be located 36 feet from the front property line and 23 feet from the side property line.

Ms. Kelly came forward along with her father and explained that they are looking to expand their house. Her father explained it is currently a one bedroom and now that they have a baby on the way, they want to enlarge it to a 3 bedroom. There would be a new bedroom for the baby and a master bedroom and bathroom. They also propose a two car garage as they currently have no garage. He explained that it is a non-conforming property to begin with, indicated on the plan what currently exists in the setback. The new garage would encroach on a small corner of the setbacks. Mr. Snaith noted that they are adding a new covered porch then adding a second floor and partially on existing house and then on top of the garage. Mr. Snaith questioned the roof height and Ms. Kulikowski commented that it does not appear to come close to the 35 ft. restriction. Mr. Wolf asked some clarifying questions and Ms. Kulikowski noted that there is only a small portion currently in the setback and the rest of the house is conforming.

Mr. Snaith stated for the record that it is a nonconforming lot, on east side of the house at the back the land drops off dramatically 12 ft. from the deck so there is not much room to move that way. He also thought that they could slide the garage to the east and eliminate the setback issue, but then they would not get a connection to house. He further noted that it is a modest house now and what they are requesting is not extravagant. Discussion ensued.

Mr. Snaith stated for the record that the septic area is to the north of the house, topographical issues in the rear and the setbacks with the well and wetlands. Mr. Wolf questioned whether the garage can reasonably be moved back. Mr. Snaith noted that it is such a nonconforming lot and building and sliding the garage back will affect the flow of the second floor.

Tom Tuttle, neighbor, came forward and commented that he lives next door and just came tonight to state his support for the project and that it was a good plan.

Hearing no further questions or discussion the Public Hearing was closed at 7:55 p.m.

Deliberations:

Voting Members: Snaith, Wolf, Moran, Scarborough

Mr. Scarborough commented that if they are going to expand the house it is a reasonable plan and they have shown that they are aware of where they sit in relation to the property line. It a very modest variance request. Mr. Wolf commented that he agreed with Mr. Scarborough and thinks it is a reasonable request, and his only issue is the drawings that they need to reference. Mr. Snaith stated his agreement and noted the hardships the property presents is the existing nonconforming undersized lot of 1.4 acres, it is a modest home with a portion of the front of the house already in the setbacks. The request to increase the encroachment for a garage is understandable and for architectural reasons, moving the garage forward presents a planning issue. The covered porch is a reasonable request and modest encroachment.

Mr. Wolf made a motion to approve a variance for 11 Laurel Ridge Lane due to the property having unique topographical hardships for the enlargement of the existing building which already encroaches into the setbacks, as shown on a plot plan prepared by Richard W. Plain dated 9/24/15, and floor plans and elevations dated 9/29/15 consisting of 6 pages of drawings. Mr. Scarborough seconded the motion. All in favor, the motion carried (4-0).

APPROVAL OF MINUTES

Mr. Scarborough made a motion to approve the Minutes from the August 4, 2015 meeting and Mr. Wolf seconded. All in favor, the motion carried (4-0).

MOTION TO ADJOURN

Mr. Moran made a motion to adjourn and Mr. Snaith seconded. All in favor, the meeting adjourned at 8:05 p.m.

Respectfully submitted,

Delana Lustberg  
Board Secretary

Date Approved: January 26, 2016